

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, November 16, 2020
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Emailed or submitted public comments will no longer be read aloud during the public comment period for each item on the agenda. Any interested member of the public who wishes to comment on any item on the agenda may comment in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th-floor meeting room during the meeting. All persons entering the library must wear a mask.

All comments will be streamed live to the Metropolitan Council Chambers and broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). The Planning Commission meeting will also be streamed live to the River Center Branch Library meeting room. Comments submitted prior to 4:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc> (comments submitted via email/form to the commission members will not be read aloud at the meeting).

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

1. **CONSENT FOR WITHDRAWAL** **PA-17-20 15465 Peairs Road**
To amend the Comprehensive Land Use Plan from Agricultural/Rural to Commercial on property located on the north side of Peairs Road, to the west of Liberty Road, on a portion of Lot A. E. Stafford of the Noah Pierre and Nancy Rizan, III Property. Section 35, T4S, R2E, GLD, EBRP, LA (Council District 1 - Welch)
Related to Case 44-20
Withdrawn by the Applicant on November 3

[Application](#)**2. CONSENT FOR WITHDRAWAL Case 44-20 15465 Peairs Road**

To rezone from Rural (R) to Light Commercial One (LC1) on property located on the north side of Peairs Road, to the west of Liberty Road, on a portion of Lot A. E. Stafford of the Noah Pierre and Nancy Rizan, III Property. Section 35, T4S, R2E, GLD, EBRP, LA (Council District 1 - Welch)

Related to PA 17-20

Withdrawn by the Applicant on November 3

[Application](#)**3. CONSENT FOR DEFERRAL PA-18-20 915 Staring Lane**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the west side of Staring Lane, south of Chandler Drive, on Lot 3 of the O.D. Daigre Tract. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

Related to SPUD-3-20

Deferred to December 14 by Councilmember Racca

4. CONSENT FOR DEFERRAL SPUD-3-20 Fieldstone Crossing

Proposed medium density single family development located on the the west side of Staring Lane, south of Chandler Drive, on Lot 3 of the O.D. Daigre Tract. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

Related to PA-18-20

Deferred to December 14 by Councilmember Racca

5. PA-20-20 1885 Wooddale Boulevard

To amend the Comprehensive Land Use Plan from Institutional to Employment Center on property located west of Wooddale Boulevard and north of Exchange Place, on a portion of Lot W-1-A-1 of the Wooddale Center Subdivision. Section 72, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

Related to Case 56-20

[Application](#) [Staff Report](#)

6. Case 56-20 1885 Wooddale Boulevard

To rezone from Light Industrial (M1) and Heavy Industrial (M2) to Heavy Commercial One (HC1) on property located on the west side of Wooddale Boulevard, north of Exchange Place, on a portion of Lot W-1-A-1 of Wooddale Center Subdivision. Section 72, T7S R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

Related to PA-20-20

[Application](#) [Staff Report](#)

7. Case 53-20 12167 Coursey Boulevard

To rezone from Rural to Light Commercial One (LC1) on property located on the north side of Coursey Boulevard, east of Lake Lawrence Drive, on Lot 24-A of Coursey Village Subdivision. Section 51, T7S R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

8. **Case 54-20 6263 Comite Drive**

To rezone from Single Family Residential (A1) and Heavy Commercial (C2) to Rural on property located on the north side of Comite Drive, east of Plank Road, on Tract 4-D-1-7-A-5 of H. B. Weiland Tract. Section 33, T5S, R1E, GLD, EBRP, LA (Council District 2 - Banks)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

9. **Case 55-20 1717 North River Road**

To rezone from Commercial Gaming (CG), Business (C5), Planned Unit Development (PUD) and Heavy Industrial (M2) to Commercial Gaming (CG) on property located on the west side of N River Road, north of North Street, on Lots A and B, of the Property of P. J. LeBlanc, Jr., and Tracts 1 and B-1-A of the Property of LUHR Brothers. Section ND, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

10. **Case 57-20 7231 Innovation Park Drive**

To rezone from Rural (R) and Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) to Zero Lot Line (A2.6) on property located north of Innovation Park Drive and east of Nicholson Drive, on Tract W-1 of the Chatsworth Plantation. Section 78, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

Related to S-5-20

[Application](#) [Staff Report](#)

11. **S-5-20 River Hills Farm**

Proposed low density residential subdivision located north of Innovation Park Drive and east of Nicholson Drive, on Tract W-1 of the Chatsworth Plantation (Council District 3 - Loupe)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

Related to Case 57-20

[Application](#) [Staff Report](#) [Plans](#)

12. **Case 58-20 2111 Lobdell Boulevard and 5100 Greenwell Springs Road**

To rezone from Limited Residential (A3.1) to Light Commercial Three (LC3) on property located on the south side Greenwell Springs Road, west of North Ardenwood Drive, on a portion of Tract X-1-A-1 of the Property of Ardendale and a portion of Tract X-2-A of the Property of Melrose Place. Sections 73 and 79, T7S R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

13. **CONSENT FOR WITHDRAWAL ISPUD-11-19 La Rosa Revision 1**

Proposed mixed use development including commercial, office, retail, restaurant and medium density residential uses on property located on the north side of Highland Road, west of Kenilworth Parkway and south of Menlo Drive, on Lots 1-A and 2-A of the Rosario Martina Property. Section 63, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

Withdrawn by the Applicant on November 3

[Application](#)

14. **PUD-4-12 The Greens at Millerville Concept Plan Revision 11**
 Revise permissible uses in Areas A, B, C, and D to include multi-family residential, and an indoor shooting range with an educational center and club, on property located on the west side of Millerville Road and north of Interstate 12, on Parcels 1-A; 2; 3-A, B, C, and D; 5 and 6 of the Greens at Millerville Subdivision. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
15. **ISPUD-2-19 ADC Revision 1**
 Revise internal lot line configuration to reflect a combination of Lots 48-A and 42-A and exchange of property for Lots 48-A and 48-B on property located north side of Goodwood Avenue, east of Adelia Lane, south of Goodleaf Way and east of Goodridge Way, on Lots 47-A, B, and C; 48-A and 48-B of the Adelia at Old Goodwood Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
16. **PUD-2-00 Lake Villas Crossing, Burbank University, Final Development Plan**
 Proposed medium density single family residential use on property located on the north side of Ben Hur Road and south of West Lee Drive, on Tract C-2-A-1-B-1-A of the Nelson Tract Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
17. **PUD-2-00 Nicholson Townhomes, Burbank University, Final Development Plan**
 Proposed medium density single family residential use on property located on the east side of Nicholson Road and north of Ben Hur Road, on Tract B-3-B-1-A-1 of the Nelson Tract Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
18. **CONSENT FOR DEFERRAL PUD-5-04 Burbank Parc Townhomes, Pelican Lakes, Final Development Plan**
 Proposed medium density single family residential use on property located on the west side of Burbank Drive and south of Pelican Lakes Parkway, on Tract D-1 of the T.P. Stuckey Tract Property. Section 76, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
Deferred to December 14 by the Planning Director
[Application](#)
19. **PUD-1-11 Phase 1, Part 1 and 2, Pointe Marie, Final Development Plan, Revision 8**
 Proposed pool area, amenities, revised private street widths, lot sizes, number of parking spaces, and phase 1 boundaries, located southwest of Nicholson, north of River Road, and east of Ben Hur Road of the Pointe Marie Subdivision. Sections 78 and 79, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

20. **S-6-20 Villas at Oak Bend**
Proposed low density residential subdivision located south of South Harrell's Ferry Road, and east of O'Neal Lane, on Lot Y-1-A-1 of the Walker Estates Subdivision, 2nd Filing (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
21. **SS-13-20 C. D. Turner Property**
Proposed subdivision located north of Greenwell Springs-Port Hudson Road, and west of Shady Lane, on Lot A of the C. D. Turner Tract (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
22. **SS-14-20 Alex Terrell Tract (Flag Lot Subdivision)**
Proposed flag lot subdivision located west of Valentine Road, and south of Terrell Road, on Lot 11-A of the Alex Terrell Tract (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
23. **SS-15-20 Harvey C. Smith and W. R. Smith Tract (Flag Lot Subdivision)**
Proposed flag lot subdivision located south of Lee Price Road, and west of Greenwell Springs Road, on Lot 2-A-1-B-1 of the Harvey C. Smith Tract and Lot 1-C-1 of the W. R. Smith Tract (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
24. **SS-16-20 Bessie Mills Samuels Estate (Flag Lot Subdivision)**
Proposed flag lot subdivision located east of Highway 61, and north of Barnett Road, on Lot B-1 of the Bessie Mills Samuel Property (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
25. **SP-6-20 The Bend on Bluebonnet**
Proposed multi-family apartments located east of Bluebonnet Boulevard and south of Burbank Drive, on Tract Y-2-A-1 of the DAWL Corporation Property (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN